



**STATEMENT OF PROCEEDINGS  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES GRAND AVENUE AUTHORITY  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 374-A  
LOS ANGELES, CALIFORNIA 90012**



**Monday, September 24, 2012**

**10:00 AM**

AUDIO LINK FOR THE ENTIRE MEETING. (12-4556)

**Attachments:** [AUDIO](#)

Present: Chair Gloria Molina, Secretary William Fujioka and  
Director Christine Essel

Absent: Director José Huizar

**I. ADMINISTRATIVE MATTERS**

1. Call to Order. (12-4411)

**Chair Molina called to order the thirty-ninth meeting of the Los Angeles Grand Avenue Authority at 10:19 a.m., with a quorum of members present.**

2. Approval of the April 4, 2012 Meeting Minutes. (12-4412)

**On motion of Secretary Fujioka, seconded by Director Essel, and unanimously carried (Director Huizar being absent), this item was approved.**

**Attachments:** [SUPPORTING DOCUMENT](#)

3. Election of Officers (12-4429)

**On motion of Chair Molina, and by common consent, there being no objection (Director Huizar being absent) this item was continued to the next meeting.**

## **II. REPORTS**

4. Project Update on the Grand Park located between Grand Avenue, Temple Street, First Street and Spring Street, Los Angeles, CA - Lucas Rivera. (12-4430)

**Lucas Rivera, Grand Park Head Program Manager, reported that the soft opening of Grand Park took place on July 28, 2012, National Dance Day. The event was a success, bringing in 4,500 visitors, a great sense of community involvement and it featured various artists, celebrities, and dance companies. Students from within the five Supervisorial Districts also attended the event.**

**Mr. Rivera indicated that since the opening of Grand Park, it has attracted visitors of all ages and their dogs, with its special features and events. In August the Grand Park featured the 2012 Olympic Games on a 70 inch screen in Olive Court for all to enjoy. Also in the month of August, a live journalist event took place called Public Square Speaker Series organized by Zocalo with about 250 attendees.**

**The grand opening of Block 3 took place on September 11, 2012, with a celebration of American History along with the Remembrance of 9/11 Victims and the dedication of Flag Court.**

**Mr. Rivera added that the final phase of grand openings will take place on Block 4 and is scheduled to occur on October 6, 2012. The event will feature aerial dancers on the walls of City Hall, a timeline video screening on the Hall of Records building, and a welcome from Supervisor Gloria Molina.**

**Mr. Rivera provided an overview of upcoming events scheduled in October and November. Information can be found on the website's event calendar at <http://grandpark.lacounty.gov/>.**

**Chair Molina announced that Grand Park made the cover of Sunset Magazine and Downtown Magazine.**

**Mr. Rivera also indicated that collaboration with many local Art Associations, musicians, libraries, youth and education facilities are currently in progress.**

**Chair Molina expressed her gratitude for all the hard work and praised the initiatives taken to welcome visitors.**

5. Status Update on the Grand Avenue Project Phase IIA, Parcel L (Broad Museum) located at 221 South Grand Avenue, Los Angeles, CA -Jenny Scanlin. (12-4431)

**Jenny Scanlin, CRA/LA, a Designated Local Authority (Successor Agency to the Community Redevelopment Agency of the City of Los Angeles), reported that progress for the concrete structure of Parcel L (Broad Museum) is three weeks ahead of schedule, the overall completion of the Museum is expected in early 2014 and will be open to the public in the spring of 2014. Ms. Scanlin added that they are working with the Broad Foundation on the final design street scape and will incorporate commercial use in the back of the Plaza. Hope Street is anticipated to be utilized for restaurants.**

**Chair Molina expressed concern regarding the need for affordable restaurants that provide lunch options for under \$10. Director Essel agreed and suggested take out options that can be enjoyed on the lawn.**

**Ms. Scanlin confirmed there is an interest in providing affordable menu options with various price points for the average worker or visitor to enjoy more than once a week. Chair Molina stressed the importance of addressing this issue now before any final plans are approved. Ms. Scanlin will keep the JPA apprised of the types of restaurants that will be available.**

### **III. RECOMMENDATIONS**

6. Approve the request from the Grand Avenue LA, LLC, the developer for Grand Avenue Project - Phase IIB housing and retail for an extension to: (1) the construction start date in the Schedule of Performance for the Grand Avenue Project - Phase IIB from October 1, 2012 to December 26, 2012; (2) the execution of the Grand Avenue Project - Phase II B Ground Lease from October 1, 2012 to December 26, 2012, and (3) the payment of the balance of the Leasehold Acquisition Fee for Grand Avenue Project - Phase IIB from October 1, 2012 to December 26, 2012 - Jenny Scanlin. (12-4432)

**Jenny Scanlin, CRA/LA, a Designated Local Authority, reported that the developer requested an extension of the construction start date and related dates in the Schedule of Performance for the Grand Avenue Park Project Phase IIB from October 1, 2012 to a new deadline date of December 26, 2012. Ms. Scanlin stated that Authority staff recommends approval of the extension and reported that it is needed to finalize and present the proposed Third Amendment to the Disposition and Development Agreement (DDA) to the multiple approving agencies.**

**Chair Molina and Director Essel expressed concern about the extension and questioned whether it would represent sufficient time to complete the project.**

**Ms. Scanlin confirmed that the extension would represent a reasonable and sufficient time-frame to complete the project and would allow the developer to meet other deadlines. Ms. Scanlin also reported that the project will be financed through CRA/LA agreement funds for affordable housing and the funds will be included in the third Recognized Obligation Payment Schedule (ROPS 3).**

**On motion of Director Essel, seconded by Secretary Fujioka, and unanimously carried (Director Huizar being absent), this item was approved.**

- 7. Acknowledge and approve an increase to the Grand Park Budget of a not to exceed amount of \$231,000 to incorporate new funding received from interest earnings for additional capital improvements or operational/programming services at Grand Park - Dawn McDivitt. (12-4433)**

**Dawn McDivitt, Chief Executive Office (CEO), reported that interest earned in the sum of \$231,000 will be added to the project budget of \$56.5 million for programming, operations and capital project improvements. The project budget will total \$56,731,000 and Ms. McDivitt will report back to the Board with a list of expenditures that will be covered by the funds obtained from the interest earned.**

**Chair Molina expressed satisfaction in knowing that additional expenses will be covered using additional revenue from interest earned.**

**On motion of Secretary Fujioka, seconded by Director Essel, and unanimously carried (Director Huizar being absent), an increase to the Civic Park Budget of a not to exceed amount of \$231,000, from interest earned, was approved.**

#### **IV. MISCELLANEOUS**

- 8. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt. (12-4413)**

**Dawn McDivitt, CEO, reported that a special meeting will be scheduled for early December of 2012 for an Authority review of the schedule of Performance for the Grand Avenue Park Project Phase IIB.**

**9. Public Comment. (12-4414)**

**Brady Westwater addressed the JPA Board and praised Chair Molina for her dedication to the project.**

**Chair Molina expressed gratitude and satisfaction with everyone's efforts in the project.**

**10. Adjournment. (12-4416)**

**There being no further business to discuss, Chair Molina adjourned the meeting at 10:48 a.m.**